



£235,000

Partridge Gardens

Waterlooville, PO8 9XH

PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this family home in Partridge gardens, this property benefits from large kitchen/breakfast room, spacious lounge, downstairs WC. To the first floor it has 3 well portioned bedrooms, bathroom suite and storage areas. Externally there is lovely rear garden with rear access. We believe this property to be an ideal first time or investment purchase and internal viewings are strongly recommended. To arrange your viewing contact Jeffries & Dibbens as sole agents today!!





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FRONT Laid to lawn areas with pathway to front with handrails, storage cupboard.

ENTRANCE HALL Radiator, storage cupboard housing electrical and gas meters, door to:

WC Window to front aspect, WC, hand wash basin with storage area under.

KITCHEN/DINER 15' 09" x 13' 05" (4.8m x 4.09m) Window to front aspect, radiator, part tiled surround with a range of wall and base units incorporating sink with draining unit, space and plumbing for washing machine, space for fridge/freezer, space for gas cooker and oven, brick arch way through to:

LOUNGE 15' 10" x 15' 09" (4.83m x 4.8m) Window to rear aspect, 2x radiators, feature brick fireplace with storage areas, stairs to first floor, door to garden.

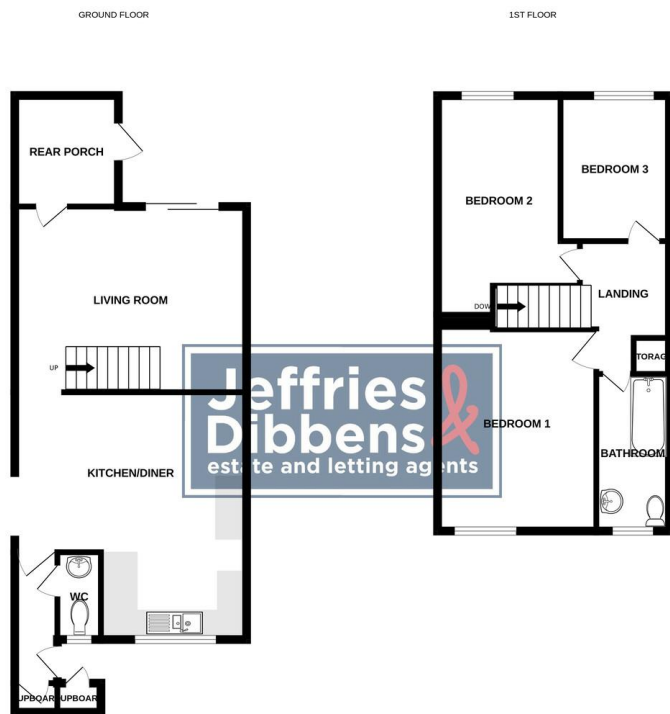
FIRST FLOOR Storage cupboard, radiator, access to loft, doors to all other rooms.

BEDROOM 1 13' 08" x 10' 08" (4.17m x 3.25m) Window to front aspect, radiator.

BEDROOM 2 8' 01" x 14' 11" (2.46m x 4.55m) Window to rear aspect, radiator, high storage cupboard.

BEDROOM 3 9' 09" x 7' 06" (2.97m x 2.29m) Window to rear aspect, radiator.

BATHROOM 10' 05" x 4' 10" (3.18m x 1.47m) Window to front aspect, radiator, spot lights, part tiled surround, WC, hand wash basin, panelled bath with electrical shower over with hand rail, handrails for support.



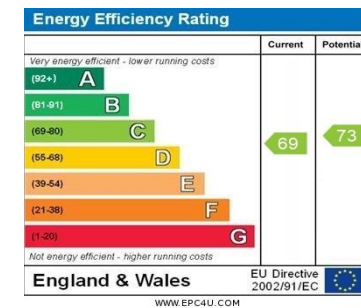
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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